

# FOR LEASE

160 HANES MILL COURT

WINSTON-SALEM, NC 27105



SUITE  
AVAILABLE



## PROPERTY HIGHLIGHTS

Property Type	Retail
Available SF ±	1,300
Lease Rate	\$19 / PSF Annually

**±1,300 SF**  
**RETAIL SPACE**

160 HANES MILL COURT  
WINSTON-SALEM, NC 27105



**KC JAMES DORAME**

Principal

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	3,029	32,687	82,607
Average HH Income	\$55,667	\$65,020	\$76,316
Daytime Population	17,731	45,108	94,520



## KEY FEATURES

±1,300 SF of retail space available located off of University Parkway

The space is in shell condition and offers a tenant the option to customize

High visibility and ideal for national tenants, local retailers, and office users; monument signage available for tenant

Close to Highway 52, Highway 8, and the new beltway around Winston-Salem

Traffic of 16,000 vehicles per day on average

## PROPERTY INFORMATION

<b>Property Type</b>	Retail	<b>Year Built</b>	2006
<b>Available SF ±</b>	1,300	<b>Parking</b>	Ample on-site
<b>Building SF ±</b>	9,448	<b>Zoning</b>	HB-S

## PRICING

<b>Lease Rate</b>	\$19 / PSF Annually	<b>Lease Type</b>	NNN
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## DESCRIPTION

±1,300 SF of retail space available located off of University Parkway. The space is in shell condition and offers a tenant the option to customize their space to what best fits their business. This shopping center provides high visibility and the opportunity for signage directly on Hanes Mill Road. This space is ideal for national tenants, local retailers, and office users; neighboring businesses include national restaurants and retailers, such as Chick-fil-a, Lowe's, and Walmart. Ample on-site parking available. Close to Highway 52, Highway 8, and the new beltway around Winston-Salem.

